C-3

Land Value Protection Program

for

Hamiota and Region

Developed by

Roland/Weir Realty & Appraisal

and the

Community Advisory Committee

Hamiota and Region

Roland / Weir Realty & Appraisal

MINNEDOSA, MANITOBA
TEL. 867-2497
BOX 457
R0J 1E0

BRANDON, MANITOBA
TELEPHONE (204) 727-5436
P.O. BOX 1058
R7A 6A3

91-03938/

LAND VALUE PROTECTION PROGRAM

DEVELOPED FOR

HAMIOTA AND REGION

IN RELATION TO

THE PROPOSED DEVELOPMENT

OF A

HAZARDOUS WASTE TREATMENT FACILITY

IN THE COMMUNITY

In May, 1989 the Councils of the Village and Rural Municipality of Hamiota met with representatives of the Manitoba Hazardous Waste Management Corporation for the purpose of exploring the possibility of the development of a hazardous waste management facility in the area.

This was the start of an extensive research program which was to examine both the technical aspects of the facility and the potential positive and negative influences the facility would have on the community and surrounding area.

As the research continued more detail was provided in relation to the type of facility, its size and use as time went on and more issues and concerns were brought forward by the community. A brief outline of the facility is provided in the Addendum of this report.

After extensive research locally and a formal decision to set up a Community Advisory Committee to carry on with the research, a number of issues arose, including concerns regarding possible changes in the market value of vacant and developed land parcels in the immediate and surrounding region if such a facility were constructed.

A decision was made by the Community Advisory Committee to develop an additional group of people to study the issues relating to property values with the aid of consultants chosen by the Committee with the costs to be born by the Manitoba Hazardous Waste Management Corporation.

To assist in the study of the issue Pat Weir of Roland/Weir Realty & Appraisal, a property appraiser, was contracted to work with the committee to complete the study.

An initial meeting was held on January 22, 1990 with the Hamiota CAC and Pat Weir to develop a direction to be taken in the study. This initial meeting was followed by a number of additional meetings over the course of the next 5 months.

The first step was to research the issue to find if there had been studies in other districts which would be of

assistance in developing an understanding of land value issues and of programs which might provide added security to property owners in the area.

The initial research resulted in finding limited studies which relate to the problems associated with hazardous waste facilities since there are few facilities in existence and none were located in a prime agricultural region.

The initial studies found had been carried out in areas that were developed more with forest land and residential use. The overall results of the studies concluded that the facilities had a detrimental affect initially due to public perception, however in the long run values tended to increase as a result of the economic spin offs from the facility.

The lack of data available and the lack of similarity in the locations of other facilities, lead to the second focus taken by the community committee to attempt to develop a program which would provide assurance to the community and landowners in the community and surrounding areas that measures would be taken to protect property owners from any potential adverse affects of the facility.

The original meeting January 22, 1990 began with open discussion of the land value issue and the present economic situation related to property values in the region. This format came to be the basis for the following meetings. Open discussions were held with committee members in addition to other local individuals who wished to sit in on meetings and the open discussions provided a format in which ideas were pooled and examined from the point of view of what would be the best protection for the property owners in the community and surrounding area.

At each meeting information was provided from the research conducted by the consultant in addition to any issues or ideas brought forward by committee members and other concerned citizens present at the meetings.

This format worked well and provided a wide spectrum of what the community saw as issues and allowed input as to what possible solutions might be considered. Summary proposals

were developed over the course of the meetings and resulted finally in development of a Land Value Protection Program to be put in place should the hazardous waste treatment facility be constructed in the area.

In order to fully develop a program of property value protection the Committee authorized further research into land values in both the Rural Municipality of Hamiota and the Rural Municipalities surrounding Hamiota.

Sales were examined for the time period up to 5 years previous to 1990 to develop value ranges to compare to Hamiota and extending outward. A sample of the information developed for Hamiota and other regions is provided in the Addenda of this report.

After analyzing sales within the local regions analysis was conducted of sales in areas further away from Hamiota in order to examine the potential of utilizing regions remote to the proposed waste treatment site as control areas that would not be affected by the establishment of the facility in Hamiota.

The areas considered to be developed as control areas included the Rural Municipalities of Birtle, Foxwarren, Russell, Silver Creek, Rosedale, Westbourne, Elton, Daly, and Montcalm.

Each area was researched for property sales in addition to reviews of the data which could provide a basis for comparison of the regions relative to their size, location, services and economic base.

The first step in establishment of a property value protection program was to review and analyze property values in the Rural Municipality of Hamiota to determine the current value of land in the area. The second step was to expand the area to surrounding municipalities and to the control groups.

The Committee was involved in reviewing this data at the meetings in order to distinguish between arm's length sales and non arm's length sales. A method was then developed to

utilize the data in applying the protection program itself.

Once ranges of value had been established for the land in the Hamiota area, further analysis of sales was carried out in the other communities considered most similar in economic base and agricultural qualities to the Hamiota region.

The study of areas away from the Hamiota District allowed development of control areas for the purpose of determining whether any affect on land values in Hamiota was due specifically to the location of the facility in the area.

This study provided the baseline data for a monitoring program which would review the changes in land values in the Hamiota region in comparison to other regions and reflect whether changes in values were due to the facility or due to other economic factors or other local influences.

With this basic data, discussions were held with the community committee and an overall format for a Land Value Protection Program was developed. The outline of the program is as follows:

The overall program is based on the initial monitoring of land values in 1990 and covered a period starting 5 years previous and would continue throughout the life of the proposed development.

Monitoring of values in the Hamiota area would be studied on an ongoing basis in order to measure the movement in land prices around the facility, should it be constructed, as well as in an increasing radius from the facility. At the same time the group of 5 to 6 "Control" areas would be studied in a similar manner and a comparison could be made to determine whether changes in land value were occurring within the agricultural industry as a whole or whether there was a change in values specific to the area around the facility.

If it was found land values had declined specifically in the area surrounding the hazardous waste facility, the sale price data would be utilized to determine the extent of the

effect and the amount of compensation required to allow for any negative influence of the plant in the community.

The protection program would be overseen by a Land Value Compensation Commission consisting of a number of representatives appointed by local councils in addition to minority representation from the Manitoba Hazardous Waste Management Corporation.

An individual landowner wishing to sell a parcel of land would be able to market his property for a period of time as is normal in the market. If after an initial period of attempting to market the property, (90-120 days) the parcel did not sell, the landowner could then apply to the Commission to have the Land Value Protection Program put in place.

Once an owner has applied to use the program, the Commission would study the sales data for Hamiota and area and compare it with data in the "Control" areas. If the data, in the opinion of the Commission, reflected a negative affect of the facility on land values, they could allow the landowner to utilize the program.

The next step for the landowner would be to have the property involved appraised, at a date prior to the construction of the facility being announced, by an Accredited appraiser chosen by themselves as well as by a second Accredited appraiser chosen by the Commission.

If the two appraised values are within a range of 5% the two values would be averaged to set the "Established Market Value" for the land. The landowner would then list the property for a further 90-120 days at a value not to exceed the "Established Market Value" by 5%.

During this listing period the landowner is to provide the Corporation with details of all offers received on the land and they will have the option to subsidize any offer to promote sale of the property.

If at the end of the listing period the land has not

sold, the owner may then elect to have the Corporation purchase the land at the "Established Market Value" and the Corporation would be required to compensate the landowner for the amount determined to be the drop in value of the property from the baseline data comparisons between the Hamiota area and the "Control" areas.

An appeal process would also be included to allow a landowner the opportunity to challenge the Commissions decision to the overall community committee.

It must be noted this program is intended to be utilized as a safety net and that all other means of promoting the sale of the property would be explored first. It is assumed that communication will be maintained with the Corporation to allow them to mitigate any circumstances which may produce a negative effect on property values in the area.

It is assumed the Corporation will be active in providing support services to the local committees and working with owners in the area to prevent and correct any negative perception of the facility being located in the area.

The above program is developed to deal with protection of land values alone and not to involve buildings as determination of values of improved property is much more complex.

The process could also possibly be utilized somewhat to determine values of building improvements as well, although the issue is much more complex and less market data would be available. As a result it was felt that a separate program with specific policies would have to be developed to provide assurances of protection for those residing in the area of the facility.

Since type and condition of building improvements vary significantly from property to property, it is difficult to estimate the value of buildings on individual parcels. The current direction to be taken by the Committee is that improved parcels should be valued relative to the basic economies of the unit as is normal for the specialized

agricultural units in the area. For example, valuation of a quarter section with a dwelling and grain storage on a grain production unit could be valued by the land value and valuation of the residence and homesite as an acreage. Alternatively, a dairy would be valued relative to its operating unit with buildings, livestock and quota treated as a going concern.

The intention of the program was to provide ample opportunity to allow the individual the freedom to market their property, but at the same time to provide a safety net to owners in the event that the perception of the facility had a detrimental affect on the price and saleability of the property.

After completion of the proposed program, a number of recommendations were developed in relation to its operation and these may be listed briefly as follows:

1) Success of the program will require extensive development of communication between the Manitoba Hazardous Waste Management Corporation and the community to allow for maximum utilization of mitigation and providing the potential market the best possible information as to the operation of the facility and any concerns purchasers may have.

2) Local input into the analysis of market and baseline data will be required to provide for the most accurate information possible.

3) An open door policy between community committees and the remainder of the population as well as with the local facility management and the upper management of the Manitoba Hazardous Waste Management Corporation.

The development of the Land Value Protection Program was a success due primarily to the attitude of the community members involved in addition to the support provided by the Manitoba Hazardous Waste Management Corporation.

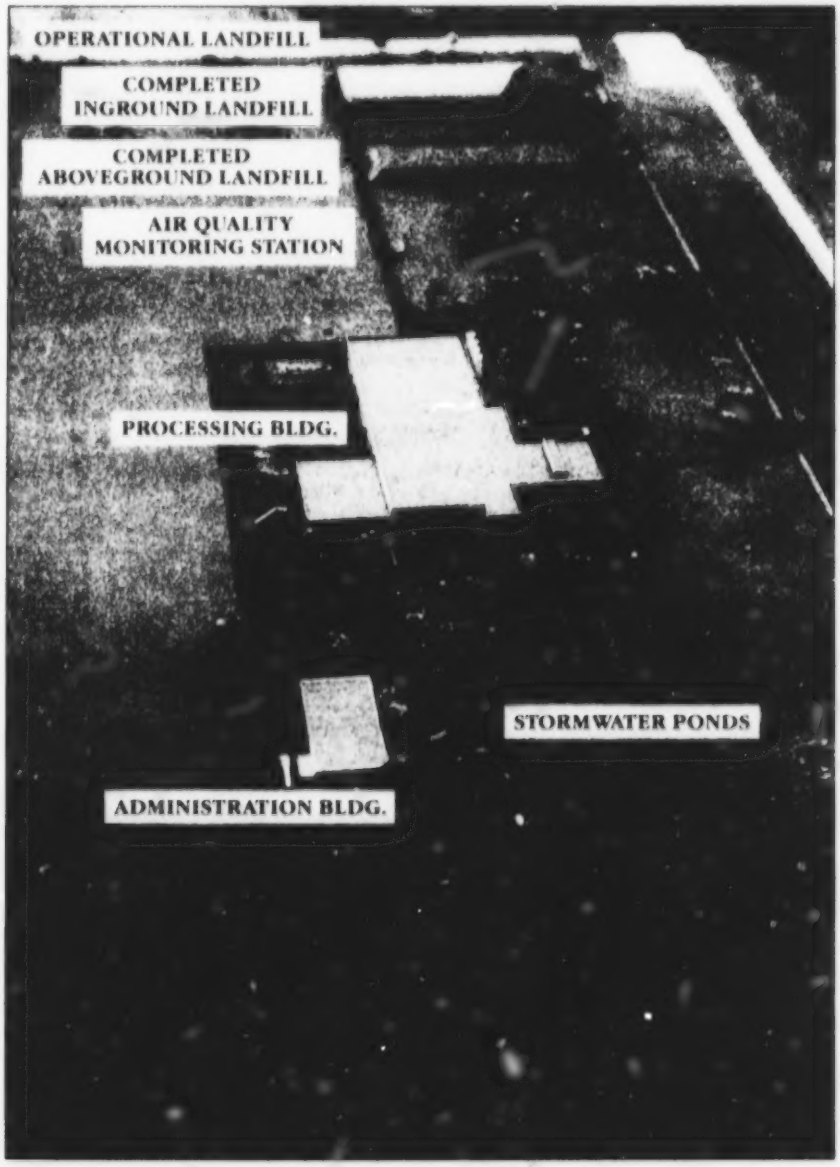
Efforts were made to provide both the Corporation, the Community Committee and the general public the best possible

information and allowed open communication through all avenues. The result was a program aimed at providing the best protection possible to the property owners in the area and allow for continued communication between the operators of the facility and the people affected by its operation.

Addenda

MANITOBA HAZARDOUS WASTE MANAGEMENT CORPORATION

Proposed Central Treatment Facility



To the left is a model of the hazardous waste management facility being proposed for Manitoba. The developed area covers 14 hectares (35 acres). The remainder of the required quarter section could remain in existing land use, such as agriculture.

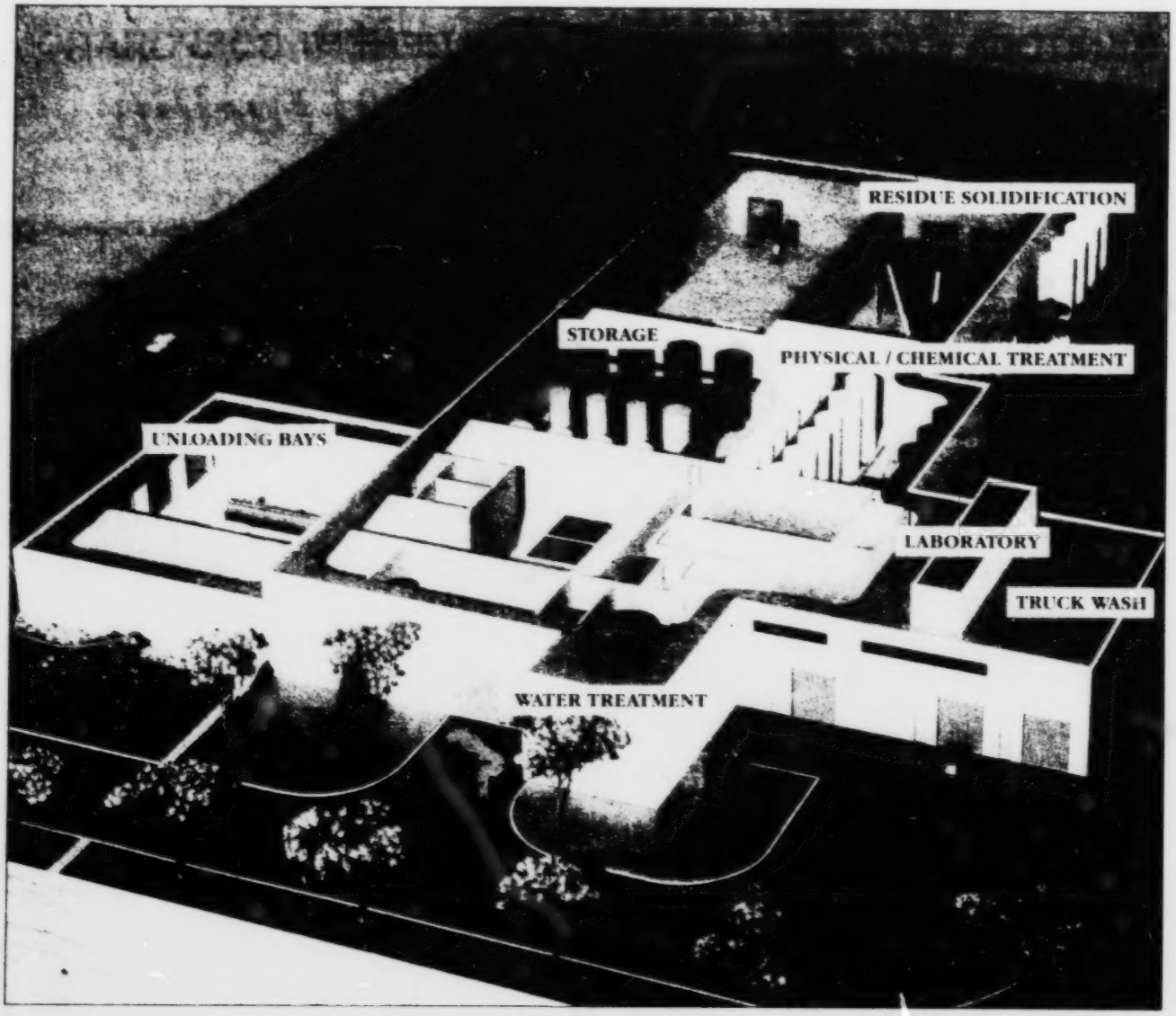
The facility is a physical and chemical treatment plant designed to treat inorganic wastes, such as spent acids, metal finishing cyanide wastes, and common household materials, including cleaners and disinfectants.

All operations, including unloading, analysis, processing, water treatment and residue stabilization, take place in the central processing building. The by-products of the process are solid residues (salts and metals) which have been immobilized in a concrete like material, and water which has been treated to meet regulatory and community standards. The stabilized residue is placed in a covered landfill cell, while the treated water will be reused within the plant, or, if in excess, used offsite for such things as irrigation.

In addition to operating safeguards which will be addressed in the plant design, an environmental monitoring program, including air, water, groundwater, soils and vegetation components will be incorporated into the facility.

MANITOBA HAZARDOUS WASTE MANAGEMENT CORPORATION

Processing Building



Above is a model of the central processing building, incorporating the following facilities for the receipt, sampling, analysis, temporary storage, and processing of inorganic wastes:

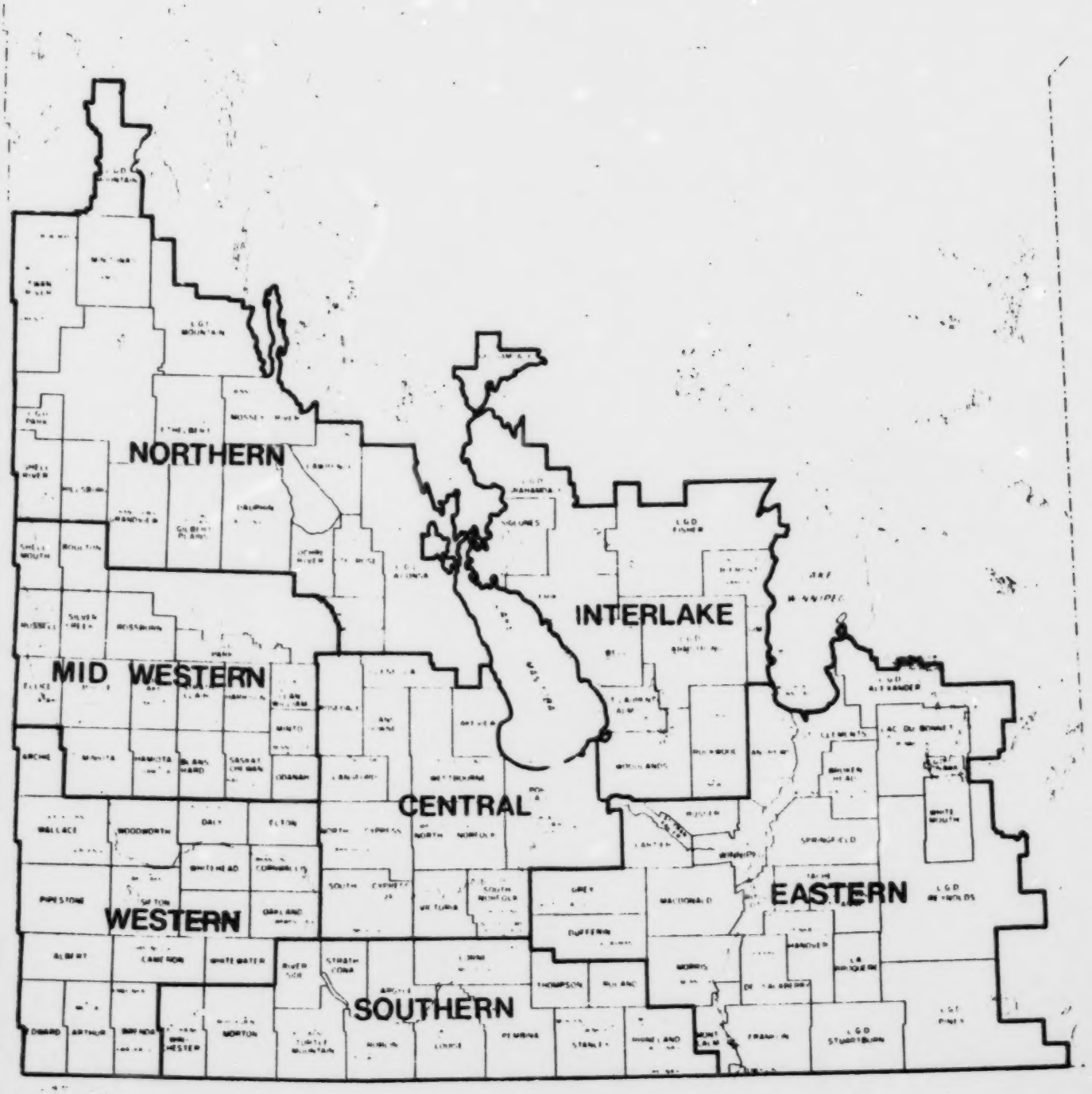
- unloading systems
- laboratory facilities
- a modern data management system for efficient planning, co-ordination and management of the overall operations of the treatment facility
- physical and chemical treatment
  - neutralization
  - oxidation / reduction
  - filtration
- solidification of residues (primarily salts and metals)
- water treatment (including distillation).

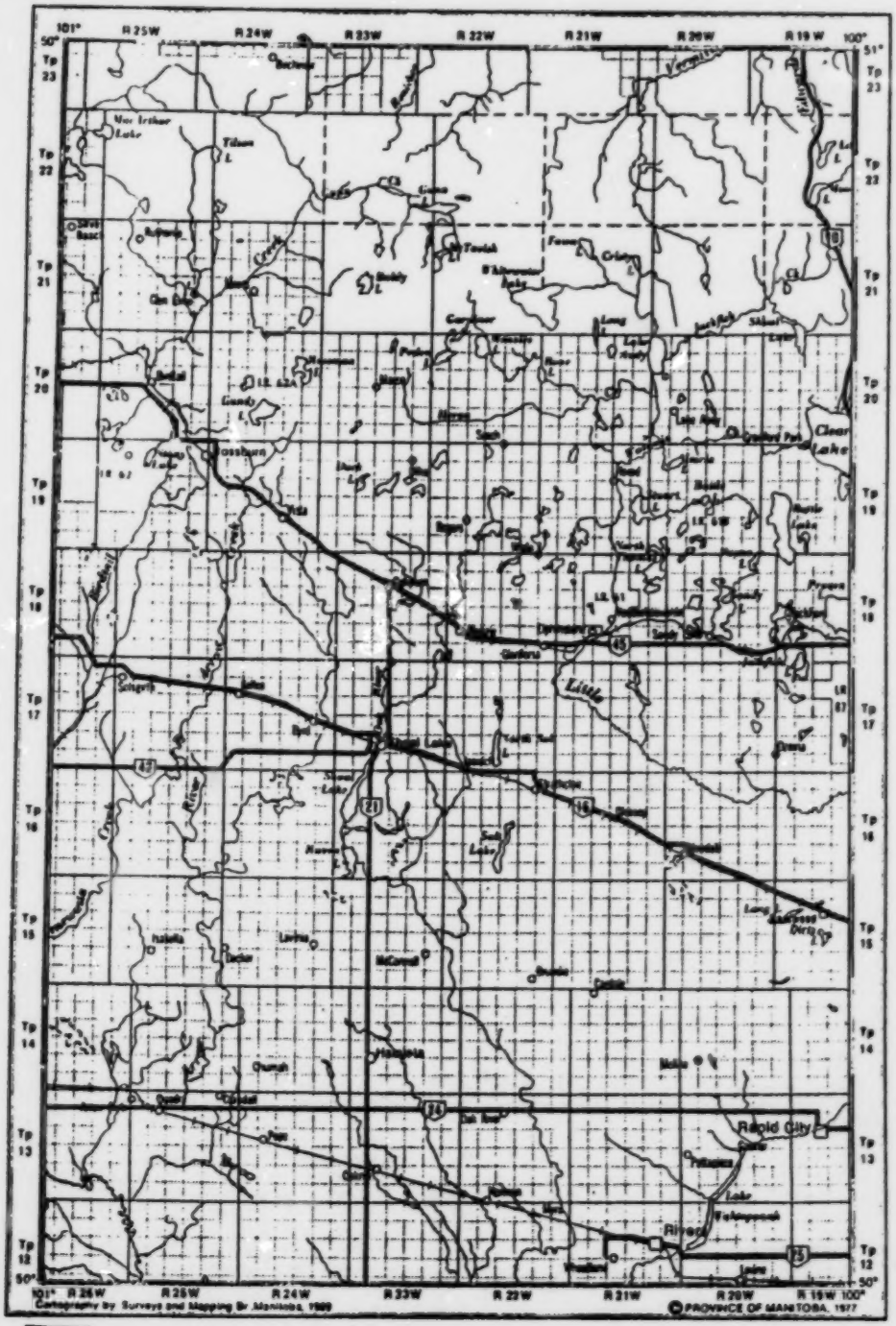
The plant design will incorporate equipment such as gas detectors, air scrubbing and monitoring systems, heat sensors, fire detection and suppression systems, fire hydrants and monitors, emergency power generators, plus several levels of process design and operating safeguards to prevent and contain spills.

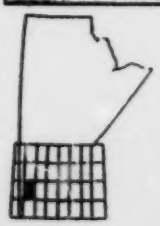
The building, which is approximately 100 meters square, has been designed to encourage public access and viewing of all plant operations.

UNION OF MANITOBA MUNICIPALITIES

DISTRICT MAPS







RIDING MOUNTAIN EAST

NW 9-15-25W ← RANGE

QUARTER SECTION — SECTION — TOWNSHIP

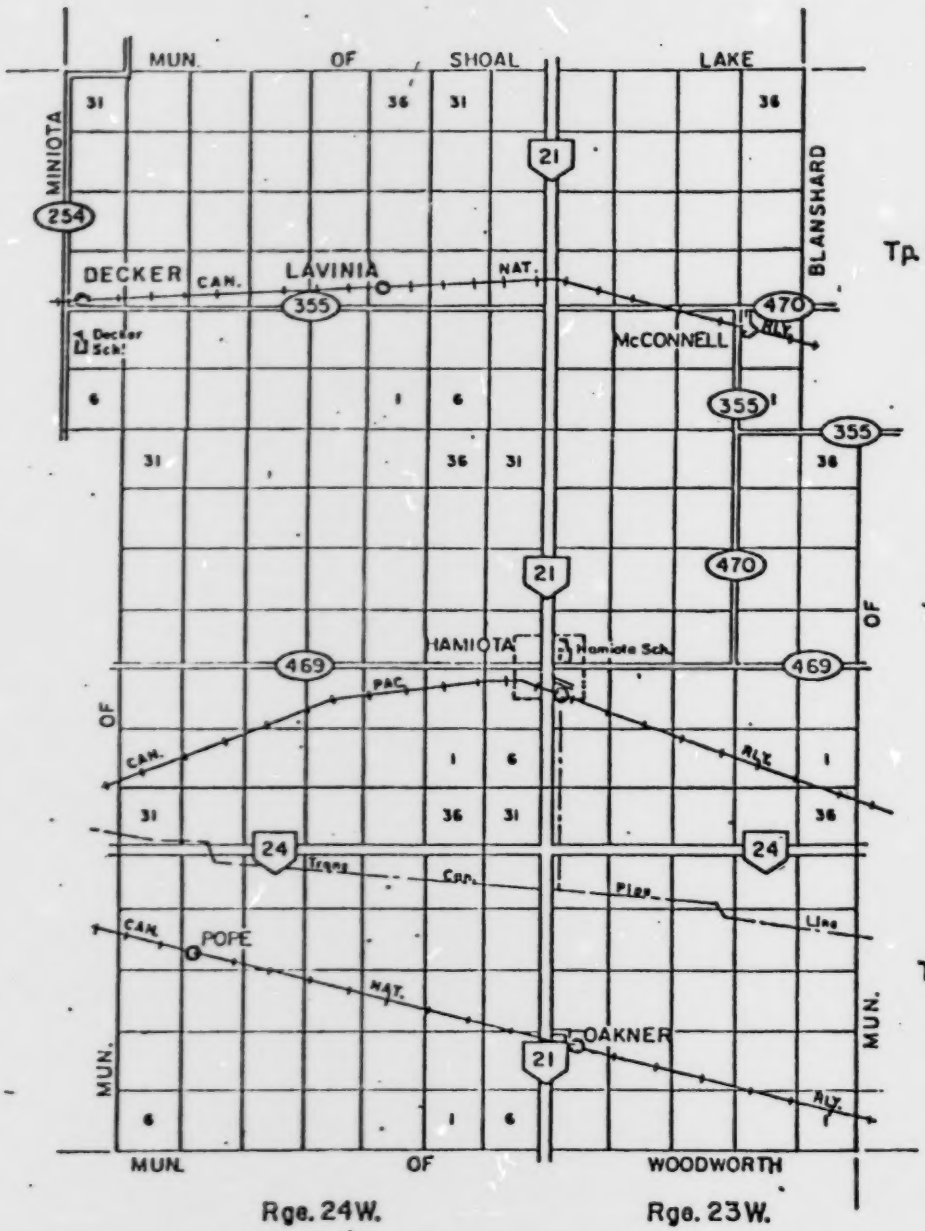
31	32	33	34	35	36
30	29	28	27	26	25
19	20	21	22	23	24
18	17	16	15	14	13
7	8	9	10	11	12
6	5	4	3	2	1

SECTION DIAGRAM

MUN. OF HAMIOTA

PROVINCE OF MANITOBA
HIGHWAYS DEPARTMENT
DESIGN OFFICE
WPG, SEPT, 1968

SCALE: 1" = 3Mi.



Land Comparison Table
Rural Municipality of Hamiota

Legal Description	Acreage	% Cult.	Soil Type	Assessment Land	Assessment Building	Sale Price Total	Sale Price /Acre	A/S Total	A/S Ratio	
1. NE 25 13 24W	159.21	69	N B6	4150	860					
SW 25 13 24W	160	58	N D6	3650		8660	488	100,000	11.54	84/01
2. NW 34 15 24W	160.08	91	N B6	5800		5800	464	67,500	11.63	84/01
3. SW 26 13 23W	151.74	89	N B6	5100		5100	481	65,000	12.74	85/04
4. SE 19 14 24W	160	73	N B6	4700		4700	513	60,000	12.76	85/04
5. SW 26 14 23W	160	81	N B6	5350		5350	423	55,000	10.28	85/05
6. SE 29 14 24W	160	63	N B6	4200		4200	545	55,000	13.95	85/05
7. SE 3 14 23W	160	85	N B6	5200	50	5250	441	60,000	11.43	86/02
8. NE 26 13 23W	157.07	80	N B6	4600		4600	478	60,000	13.84	86/03
9. NE 15 14 23W	160	91	N B6	5950		5950	309	45,000	7.56	86/04
10.NE 5 15 24W	160	75	N B6	4800		4800	417	50,000	10.42	86/04
11. NW 15 14 23W	159.80	68	N B6	4250		4250	330	36,000	8.47	86/05
12. SW 27 13 23W*	160	85	N B6	4800		4800	368	50,000	10.42	86/05
13.SE 30 14 24W	143.62	81	N B6	4600		4600	387	45,000	9.78	86/05
14.NE 26 13 23W	157.07	80	N B6	4600	460	4600	476	60,000	13.04	86/03

Land Comparison Table
Rural Municipality of Hamiota

15.SW 29 13 24W	160	58	N	B6	4050		4500	484	45,000	10.00	86/08
16.NW 16 14 24W	160	78	N	B6	5100		5100	439	50,000	9.80	87/04
17 SE 17 13 23W	160	69	N	B6	4150		4150	294	32,500	7.56	87/12
18.NE 27 14 24W	160	71	N	B6	4450		4450	439	50,000	11.24	88/05
19.NE 15 13 23W	160	44	N/NSP	C6	3850		3850	429	30,000	7.79	88/11
20.NE 12 14 24W	76.38	80	N	B6	2400						
SE 12 14 24W	80	75	N	B6	2350						
SE 13 14 24W	159	75	N	B6	4550		9300	313	75,000	8.06	88/04
21.NE 24 13 23W	160	69	NSP	C6	4200	40					
SE 24 13 23W	160	72	NSP	C6	4250		8490	267	60,000	7.07	89/03
22.NW 36 14 24W	160.91	95	N	B6	6050		6050	261	40,000	6.61	89/04
23.SE 1 15 23W	154.93	83	N	B6	5200		5200	349	45,000	8.65	89/05
24.NE 34 13 23W	160.00	81	N	B6	5000						
SE 34 13 23W	157.09	82	N	B6	5100		10100	339.00	87,500	8.66	

Land Comparison Table
Rural Municipality of Birtle

Legal Description	Acreage	% Cult.	Soil Type	Assessment Land	Assessment Building	Assessment Total	Sale Price /Acre	Sale Price Total	A/S Ratio	
1. SE 22 16 26	160	65	NCL	4300		4300	203.13	32,500	13	89/07
2. NE 3 17 27	157.55	90	NCL	5600		5600				
3. NW 3 17 27	157.55	80	NCL	4400	320	4720				
4. SE 3 17 27	160	90	NCL	5900		5900				
5. SW 3 17 27	160	70	NCL	4600		4600	252	160,000	13	89/02
6. SE 11 17 26	160	85	NCL	5220		5220				
7. SW 11 17 26	160	65	NCL	4300	90	4390	188	60,000	16	88/08
8. NE 5 18 27	131.29	90	NCL	4900		4900				
9. NW 5 18 27	135.86	60	NCL	3450		3450	225	60,000	14	87/08
10 NW 20 18 27	160	95	NCL	5800	260	6060	350	56,000	10.8	86/11
11.NE 32 16 25	157.69	75	NCL	4300		4300				
12.SE 32 16 25	160	85	NCL	4650		4650	346	110,000	8	85/08
13.NE 8 17 26	160	85	NCL	5400		5400	325	52,000	10	85/09

Land Comparison Table
Rural Municipality of Montcalm

Legal Description	Acreage	% Cult.	Soil Type	Assessment Land	Assessment Building	Sale Price Total	Sale Price /Acre	A/S Total	A/S Ratio
1. NE 20 1 2E 90/04	80	100	E	900	10900	80,400	1162.50	93,000	100.10
				65,900	15,400				
2. NW 9 2 2E	60	100	Eh	46,000					
3. SW 9 2 2E	50	100	Eh	38,000					
4. SW 9 2 2E 90/03	110	100	Eh	84,900		84,900	350	77,000	110.20
5. SW 20 1 2E 90/05	160	100	E	119,400		119,400	725	116,000	102.90
6. SE 24 4 2E	60	100	Rc	37,900					
7. SW 24 4 2E 90/04	72	85	Rc	32,300		70,200	400	52,800	132.90
8. NE 18 2 1E 90/05	58.86	100	H	44,200		44,200	866	51,000	86.60
9. NE 22 2 1E 90/02	80	100	E/Eh	67,300		67,300	500	40,000	168.20
10.SE 24 4 2E	60	95	Rc	36,900					
11.SW 24 4 2E	48	95	Rc/Oc	800	20,400				
				28,300		86,400	450	48,600	177.70
90/03									
12.NW 14 4 2E	80	100	Oc	40,600					
13.SW 23 4 2E 90/03	160	100	Oc	89,700		130,300	650	156,000	83.50
14.NW 16 3 1E 90/01	158.34	100	Oc	111,100		111,100	694	110,000	101
15.NE 6 2 1E	20	100	Rc/Ah	18,400					
16.SE 6 2 1E	80	100	Ah	73,400					

Land Comparison Table
Rural Municipality of Silvercreek

Legal Description	Acreage	% Cult.	Soil Type	Assessment Land	Assessment Building	Assessment Total	Sale Price /Acre	Sale Price Total	A/S Ratio
1. SE 8 20 27 89/09	160	85	NCL	4500		4500	356.25	57.000	8
2. SE 5 21 26	160	70	NCL	4550		4550			
3. SW 5 21 26 89/03	160.30	65	NCL	4550	180	4730	274.74	88,000	11
4. SE 19 21 26 89/03	160.20	75	NCL	4450		4450	268	43,000	11
5. SW 4 19 27 88/04	157	75	NCL	4600	180	4780	263.69	41,400	12
6. NE 24 20 26 88/12	157.77	70	NCL	4500	800	5300	228.18	36,000	15
7. NE 2 21 26 88/11	155	80	NCL	4300		4300	245	38,000	11
8. NE 8 21 26 88/06	160.30	75	NCL	4800		4800	243	39,000	12
9. NW 8 21 26 88/06	150.5	90	NCL	4950		4950	259	39,000	13
10.NE 26 21 27	160	80	NCL	4150		4150			
11.SE 26 21 27 88/04	160	85	NCL	4400		4400	257.81	82,500	10
12.NW 27 20 27	160	90	NCL	5000	350	5350			
13.SW 27 20 27 86/04	160	60	NCL	4200		4200	391	125,000	8
14.NE 15 21 27 86/07	160	85	NCL	4800		4800	328	52,500	9